185.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	771,900 /	771,900
USE VALUE:	771,900 /	771,900
ASSESSED:	771,900 /	771,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAIMONIS JAMES P & ELAINE
Owner 2:	
Owner 3:	
Street 1:	16 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,447 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2264 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7447.000	321,500		450,400	771,900
Total Card	0.171	321,500		450,400	771,900
Total Parcel	0.171	321,500		450,400	771,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.95 | /Parcel: 340.9

Legal Description

User Acct
124305
GIS Ref
GIS Ref
Insp Date
08/03/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 185.0-0002-0004.0

!14359!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,500	0	7,447.	450,400	771,900	771,900	Year End Roll	12/18/2019
2019	101	FV	250,800	0	7,447.	450,400	701,200	701,200	Year End Roll	1/3/2019
2018	101	FV	250,800	0	7,447.	379,600	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	250,800	0	7,447.	347,400	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	250,800	0	7,447.	296,000	546,800	546,800	Year End	1/4/2016
2015	101	FV	244,600	0	7,447.	257,400	502,000	502,000	Year End Roll	12/11/2014
2014	101	FV	244,600	0	7,447.	238,100	482,700	482,700	Year End Roll	12/16/2013
2013	101	FV	244,600	0	7,447.	226,500	471,100	471,100		12/13/2012

PRINT

Date	Time
12/11/20	04:13:09

LAST REV

Date	Time
08/30/18	12:22:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	941-194		12/1/1980		115,000	No	No		Y

USER DEFINED

Prior Id # 1:	124305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
3/6/2009	Inspected	189	PATRIOT
10/14/2008	Measured	163	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7447		Sq. Ft.	Site		0	70.	0.86	7									450,389						450,400	

Total AC/HA:	0.17096	Total SF/SM:	7447	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	450,389	Spl Credit		Total:	450,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11378098
Const Adj.:	0.99989998
Adj $ / SQ:	139.209
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465962
Depreciation:	144448
Depreciated Total:	321514

COMMENTS

9.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

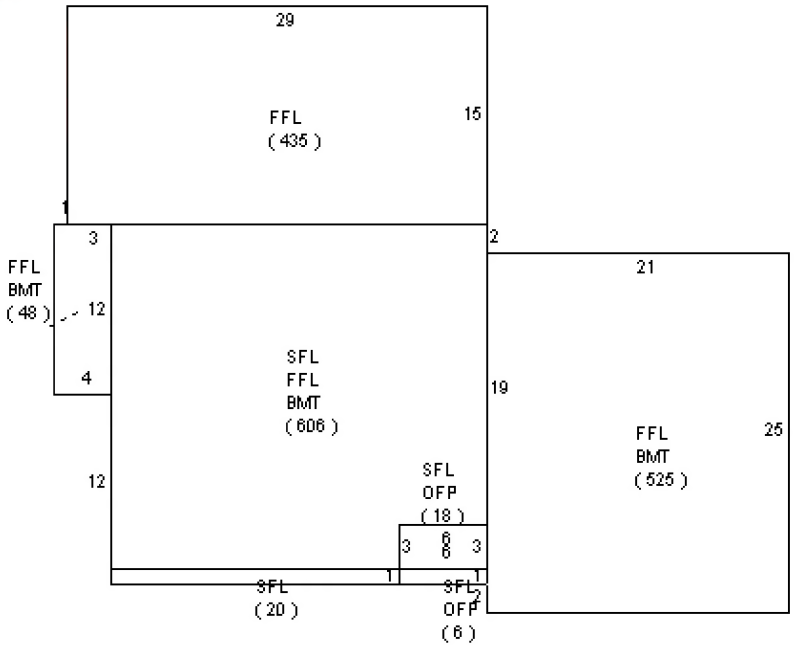
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.21
Special Features:	0	Val/Su Net:	92.73
Final Total:	321500	Val/Su SzAd	142.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,614	139.210	224,683
BMT	Basement	1,179	41.760	49,238
SFL	Second Floor	650	139.210	90,486
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	3,467			Total:	365,463
Size Ad	2264	Gross Are	3467	FinArea	2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	